



Breaking Down Barriers to Using Brownfields

4th Quarter 2003, Issue 22



Four Indiana Communities Selected to Receive Federal Brownfield Grants

The cities of Gary, Richmond, Scottsburg, and South Bend were among the 176 applicants nationwide that were chosen to receive grant money from the U.S. Environmental Protection Agency for the redevelopment of brownfields. The nationally competitive application process was part of the Brownfields Revitalization Act that was signed into law in January 2002, authorizing up to \$250 million in funds annually for brownfield grants.

“These grants will help turn neighborhood eyesores into community assets, restoring hope and creating opportunity for the people who live nearby,” Christine Todd Whitman, former U.S. EPA Administrator, said. “From the signing by President Bush of landmark Brownfields legislation last year, to the more than doubling of funds made available for Brownfields reclamation, this Administration has proven its commitment to the environmental cleanup and economic revitalization of our nation’s communities. Every acre of reclaimed Brownfields saves 4.5 acres of greenspace, and every greenspace created, on average, has doubled the value of surrounding properties.”

★ Gary

The city of Gary was selected to receive assessment grants in the amounts of \$200,000 for hazardous substances and \$50,000 for a petroleum-contaminated site. The hazardous substance funds will be used to perform Phase I and II investigations of properties within the Airport Development Zone, including about 24 acres on West 5th Avenue and 30 acres on West 9th Avenue. The city will use petroleum funds to assess a former gas station. A portion of the grant will be used for community involvement.

Gary was also awarded a \$200,000 brownfields cleanup grant to remediate a former gas station and repair shop called the Former

Smitty’s site at 25th and Chase Street. The site will become the new M.C. Bennett City Park, which is part of the Small Farms Urban Renewal Project within the city’s Empowerment Zone. Grant funds also will be used for community involvement and to identify and monitor community wells still in use within a one-mile radius.

Additionally, Gary was awarded a \$1,000,000 revolving loan fund grant. The grant will be used to capitalize a revolving loan fund from which the city of Gary will provide loans and subgrants to conduct cleanup activities. The city will promote loans for brownfields properties within “anchor areas” that have targeted development projects in the Empowerment Zone, the Airport Development Zone, the Downtown/Stadium District, Lakefront, and the Gary Enterprise Zone.



Richmond, one of the four communities in Indiana to receive a U.S. EPA grant, will use a \$200,000 assessment grant for the Whitewater Valley Gorge project.

(continued on page 2)

Brownfield Grants *(continued from cover page)*

★ Richmond

The city of Richmond was awarded a \$200,000 brownfields assessment grant. The city has chosen the Whitewater Valley Gorge area to be assessed through this grant. Grant funds will be used to evaluate contamination at the site, complete Phase I and II investigations, prepare a redevelopment plan, and promote community outreach. The Whitewater Valley Gorge project area is located within a designated Urban Enterprise Zone, Economic Development Target Area, Economic Revitalization Area, and Redevelopment District. Richmond plans to convert the site to a recreational area that will include a trail, park, and museum.

★ Scottsburg

U.S. EPA selected the city of Scottsburg for a \$200,000 cleanup grant. The cleanup grant will target the Scott County Manufacturing Facility property, which is a 55,000-square foot facility that has produced automotive parts and other products since 1964. The facility is on ten acres of land and is adjacent to a plastics manufacturer that would like to expand operations and redevelop the target site. The city plans to involve the community and the media in planning meetings throughout the cleanup and redevelopment process. Cleanup and redevelopment of the targeted property could create up to 215 jobs for the community and encourage the reuse of other underused industrial sites in Scottsburg. It also will help preserve the rural, agricultural character of the community by providing an alternative to greenspace development.

★ South Bend

South Bend was selected to receive a \$200,000 hazardous substances cleanup grant. These funds will be used for cleanup of the former Studebaker Stamping Plant, which has been used as a lumber storage yard for wagons and for automobile manufacturing. Now vacant and owned by the city, the site is contaminated with chlorinated solvents that are polluting the ground water. Cleanup plans include use of an innovative in situ chemical oxidation technology for remediation of contaminants below ground.

The site is located in the heart of South Bend's industrial corridor. Following remediation, the city anticipates new construction of a light industrial park, with private investment of \$46 million

and creation of 1,750 new jobs over the next 15 years. This revitalization is expected to dramatically improve the quality of life in the surrounding neighborhoods by restoring an additional 44 acres to productive use.

For more information about the upcoming U.S. EPA grant round, (fall 2003) please visit www.epa.gov/brownfields or contact Deborah Orr, U.S. EPA Region 5 Brownfields Coordinator, at (312) 886-7576.

Upcoming Conferences

Coming Soon!



Coming November 17 & 18

*The Business of
Brownfields Conference*
Sheraton Station Square
Pittsburgh, Pennsylvania
www.eswp.com/brownfields

Coming November 21

*Indiana Land Use
Consortium: Community
at the Crossroads*
Crowne Plaza Hotel
Indianapolis, Indiana
www.indianalanduse.org



Q: What is Indiana's new definition of a brownfield?

A: Per Senate Enrolled Act 207 (passed 2003), Indiana now defines a brownfield site as a parcel of real estate that is abandoned or inactive; or may not be operated at its appropriate use; and on which expansion, redevelopment, or reuse is complicated; because of the presence or potential presence of a hazardous substance, a contaminant, petroleum, or a petroleum product that poses a risk to human health and the environment. This definition parallels U.S. EPA's new brownfields definition.



Update: Work Begins at Future Fredrickson Park

An unpermitted South Bend landfill is a step, if not a leap, closer to being transformed from an eyesore into a community success story with the help of a \$789,790 low-interest loan from U.S. EPA's Brownfields Cleanup Revolving Loan Fund (BCRLF) program. The BCRLF program provides money to states and other entities to loan to eligible communities needing cleanup assistance for brownfield sites. IDEM, the fund administrator, is the first state agency among U.S. EPA's Region 5 states to utilize funds from this program. Approving this loan for South Bend was a truly cooperative effort among IDEM, the Indiana Development Finance Authority (IDFA), and the U.S. EPA. IDFA, as the fund manager, is acting as the lending institution and loan depository.

The site is a 16-acre landfill that was privately owned and operated from the mid-1940s until closing sometime in the 1960s. It is located adjacent to a residential area in need of park space.

The city bought the land a number of years ago with assistance from a donation from the estate of Arthur Fredrickson, a former South Bend businessman. Mr. Fredrickson was not associated with the site, but left money to the city to establish a park in his name.

Work has begun at the site, and the cleanup is expected to cost an estimated \$1.2 million. IDEM, IDFA, U.S. EPA, and the city of South Bend are currently working together to receive additional BCRLF funding that will bring the total loan amount to \$1 million. A percentage of the total loan amount will be forgiven under the terms of the loan agreement with South Bend if cleanup goals are met.



In a kick-off ceremony for Fredrickson Park in South Bend, local, state, and federal officials plant wetland vegetation to represent future reuse of the site as a park and environmental education center. Pictured (left to right) are: Deborah Orr, U.S. EPA; Joe Kernan, Indiana Lieutenant Governor; Stephen Luecke, South Bend Mayor; Freddy the Frog, mascot; Lori Kaplan, IDEM Commissioner; and Councilman Karl King.

The process to obtain state and/or federal brownfields assistance requires communities to work with neighborhood groups surrounding the affected site to seek consensus on reuse plans. South Bend has involved the community in this process by holding public meetings and distributing information flyers. Once the cleanup is completed, the city will begin to raise funds necessary to complete design and construction of park features (such as paths) and the environmental

education center. Watch this project—it's a winner!!

For more information about this project, see the first quarter 2003 issue of the *Brownfields Bulletin* or contact Michele Oertel of the Brownfields Program.

BROWNFIELDS *Score Card* PROGRAM

<p>38 </p> <p>Assessments completed or referred</p>	<p>132 </p> <p>Grants awarded</p>	<p>20 </p> <p>Loans approved</p>
<p>70 </p> <p>Comfort and Site Status Letters issued*</p>		

These figures represent the number of services provided upon request since the inception of the Brownfields Program.
*Site Status Letters have been developed to replace No Further Action Letters formerly issued by IDEM's Brownfields Program.



Focus on: Indiana Land Use Consortium

The Indiana Land Use Consortium (ILUC) is an ad hoc organization of groups interested in responsible land use. ILUC includes representatives from agriculture and natural resources, professional, and local government trade groups, universities, as well as federal and state agencies. The Indiana Department of Environmental Management (IDEM) and the Indiana Development Finance Authority (IDFA) are active ILUC participants. Brownfields redevelopment is a smart land use planning tool that discourages urban sprawl by promoting infill development and the use of existing infrastructure. This in turn preserves green space, farmland, woodlands, etc. These are all key principles of the ILUC.



An outgrowth of the Agriculture and Natural Resources Working Group, ILUC was formed in late 1997 to broaden the interests involved in ongoing discussions and to plan a statewide land use conference in August 1998, *Communities at the Crossroads*. Since these initial discussions, ILUC has gone on to pursue a number of efforts to strengthen discussions and decisions regarding land use across the state, including:

- ◆ Establishing *Communities at the Crossroads* as an annual event. Its sixth effort, *Communities at the Crossroads VI: Communicating Models of Success*, is scheduled for November 21 at the Crowne Plaza Union Station in Downtown Indianapolis.
- ◆ Hosting regular discussions on land use issues among its membership.
- ◆ Hosting a Web site (www.indianalanduse.org) and an e-mail list serv.
- ◆ Adopting a set of land use principles to guide communities in making responsible land-use decisions (see text box).
- ◆ Creating a pilot technical assistance program for communities facing significant land use issues. The ILUC resource team has assisted both Elkhart and Putnam counties to date.
- ◆ Publishing a catalog of existing land use data to assist planners and decision-makers.
- ◆ Holding a forum, in conjunction with the Indiana Land Resources Council (ILRC), on the Fiscal Challenges of Serving New Development.
- ◆ Establishing *Models of Success* awards to reward current exemplary efforts to manage land use and provide a catalog of efforts that other communities can emulate. ILUC distributed award criteria on its Web site in early July 2003.

For more information about ILUC, contact:

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Chair, Indiana Land Use Consortium
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Mission Statement:

The Indiana Land Use Consortium serves as a catalyst for education and a forum for discussion to foster responsible land use decisions and practices in Indiana.

Land Use Principles:

Land use is a complex issue that is critical to the long-term prosperity of the people and communities of Indiana. We, the Indiana Land Use Consortium, believe in and offer the following general and substantive principles to guide Indiana communities in addressing land-use issues. They are offered as a whole and should not be taken out of the context of that whole; land-use decisions must strike a balance among these important, and potentially conflicting, values.

Petroleum Remediation Grant Incentive Awards

Grants from the first round of the Petroleum Remediation Grant Incentive (PRGI) were approved in late May 2003 by the Indiana Development Finance Authority (IDFA) Board of Directors, with IDEM's input. Four communities were awarded funds to conduct petroleum remediation at their respective brownfield sites. PRGI awardees were the city of Berne for the former Bulk Petroleum Facility project, the city of Evansville for the former Kenny Kent Auto Dealership project, the city of Gary for the Gary Lakefront Development project, and the city of Richmond for the Starr-Gennett Redevelopment project.

The city of **Berne** will use PRGI funds to assist with the redevelopment of a former Bulk Petroleum Facility. One possible option for redevelopment of the property is a city public safety facility.

The city of **Evansville**, in partnership with private developers, will use the PRGI for remediation of a portion of a three-block downtown area that is planned for a mixed-use housing and retail development.

The city of **Gary** will utilize the PRGI grant funds for continued remediation of the former Lehigh Portland Cement Company. This project is a public/private partnership and is part of a lakefront development program that includes elements of housing, open space, a harbor/marina, commercial/retail, and public facilities.

The city of **Richmond** plans to use the grant to remediate petroleum contamination at the industrial Starr-Gennett area of the Whitewater Valley Gorge. Plans for redevelopment include park development with a pedestrian/biking trail, a jazz museum, and an outdoor amphitheater. (As mentioned on the cover page of this issue, Richmond also received federal brownfield grant funding for this project.)

PRGI was created when \$9 million was transferred from the Excess Liability Trust Fund (ELTF) to the Environmental

Remediation Revolving Loan Fund (the "Brownfields Fund") by the Indiana General Assembly. Funding is awarded to cities, towns and counties who did not cause or contribute to contamination at the brownfields site under consideration and who are not otherwise eligible for the IDEM ELTF Program. This incentive is the first state source of grant funds for

environmental remediation of brownfield sites. IDFA administers the PRGI, and IDEM provides technical oversight for remediation activities.

For more information regarding future PRGI grant rounds, please contact Calvin Kelly of IDFA or visit IDFA's Web site (see back page for contact information).

Reports

The following is a list of recently published reports from the International City/County Management Association (ICMA) that highlight the importance of brownfields redevelopment in housing, greenspace, historic preservation, public health, and transportation.

Coordinating Brownfields Redevelopment and Local Housing Initiatives (2003) by ICMA. This report focuses on the potential for redeveloping brownfields for residential reuse. The findings of the report can help local governments evaluate whether the redevelopment of a brownfields property into residential use is appropriate for the community or the site, and identify the ways in which such a project can be planned and implemented successfully. www.brownfieldsource.org/files/pBF%20and%20housing3.pdf

Growing Greener: Revitalizing Brownfields Into Greenspace (Fall 2002) by Danielle Miller Wagner and Riti Dhesi. This report provides information about different types of greenspaces, examples of successful projects from a variety of communities, and strategies for creative financing, leveraging resources, and open and active communications to address community issues. www2.icma.org/upload/library/2003-03/%7BEF4E2F7E-00BB-4EBD-9389-EBBEAD624394%7D.pdf

Old Tools and New Measures: Local Government Coordination of Brownfields Redevelopment for Historic and Cultural Reuses (2002) by Molly Singer and Adam Ploetz. This report details challenges and strategies for brownfields redevelopment as well as a range of funding opportunities. The report is extensively augmented by case studies and best practices. www1.icma.org/main/ld.asp?ldid=15762&hsid=1&tpid=19

Brownfields Projects to Help Public Health (2002) by Joel S. Hirschhorn, National Governors Association. This NGA report was presented at the Brownfields 2002 Conference. By using smart growth principles and new community designs, brownfields projects can improve public health by promoting routine physical activity and providing urban green infrastructure. www.nga.org/cda/files/1102BROWNFIELDS.pdf

All Aboard For Revitalization: How Local Governments Can Restore America's Historic Train Stations (2000). This report details the role that local governments can play in leading station restoration projects. It provides a first stop reference on how to revitalize train centers, focusing primarily on the use of train stations as transportation centers. www2.icma.org/upload/library/2002-08/%7B4E26E9AA-8943-48C8-8CC0-4C26E764FC38%7D08072002-c.pdf

From Abandoned Gas Station to Community Park

On June 20, 2003, Silver Lake town officials conducted a ribbon-cutting ceremony for a new park as a part of the town's summer festival. The site where the new "Memory Park" now stands had been a gas station since at least the 1920s. It was a prominent feature of the town of Silver Lake, but it slowly developed into an eyesore and a public health threat—a typical brownfield. Past efforts to redevelop this abandoned gas station had not been successful. However, through the determination of local officials and funding from a Supplemental Environmental Project (SEP) through IDEM, cleanup efforts have resulted in a beautiful park in which town residents may take pride and satisfaction.

On August 16, 2000, removal and cleanup of the underground storage tanks at the abandoned gas station in Silver Lake, Kosciusko County began (featured in the fourth quarter 2000 issue of the *Brownfields Bulletin*). A total of seven tanks were removed and disposed of, with over 300 tons of contaminated backfill taken to a landfill. The town of Silver Lake utilized SEP monies, as well as technical and legal assistance from IDEM staff, to assess and remediate the brownfield property.

A SEP is an environmentally-beneficial project that an environmental violator voluntarily agrees to perform as part of a settlement of an enforcement action instead of paying cash penalties to the state. The violator performs the SEP at a site in the community where the project is not required by a statute or rule, but would help protect human health and the environment.

Once the Silver Lake property was remediated, the town then transformed the area into a park. Local businesses donated materials for a gazebo structure and

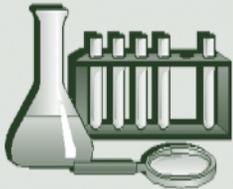
landscaping. The property was named "Memory Park" by a 6th grader as part of a school contest to name the park.

The Memory Park project demonstrates a critical element in successful brownfield projects. The town of Silver Lake does not have a brownfields coordinator or environmental compliance staff. Yet under the leadership and persistence of Craig Hollopeter, the Silver Lake Town Marshall, the project was successfully completed. Marshall Hollopeter proved that despite the lack of resources and experienced personnel common to brownfields programs in larger cities, a small community can successfully remediate and redevelop contaminated property. It doesn't take an environmental expert, but it does take someone who is willing to bring interested parties together, to help with communication, and to provide the necessary leadership to see the project to completion.



"...Being the small community that we are, there would not have been funds available to accomplish a project like this. Many years have gone by that this location was an eyesore for the community. With the help of IDEM, we have turned it into a pleasant place for the community to visit."

— Craig Hollopeter, Silver Lake Town Marshall



Chemical of Concern LEAD

This article attempts to give only basic information due to limited space. Please consult the appropriate agencies and Web sites or a qualified specialist for more specific/comprehensive information.

Lead is a contaminant that is often found at brownfield sites. It is a naturally occurring bluish-gray metal found in small amounts in the earth's crust. It has no characteristic taste or smell. Metallic lead does not dissolve in water and does not burn. Lead can combine with some organic chemicals to form lead compounds or inorganic molecules to form lead salts.

Lead has many different uses. For many years, lead's most significant use was as an additive in gasoline (until the mid 1980s). Its most important current use is in the production of some types of batteries. It is also used in the production of ammunition, in some types of metal products (such as solder, some brass

and bronze products, and pipes) and in ceramic glazes. Other chemicals containing lead were used in paint, but the amount of lead added to paint has been reduced in recent years to minimize lead's harmful effects on people and animals. Lead is used in a large variety of medical equipment, scientific equipment, and military equipment.

For further information, see these Web sites:

www.epa.gov/safewater/contaminants/dw_contamfs/lead.html and www.atsdr.cdc.gov/toxprofiles/tp13.html.



Regulatory Levels/ Requirements

U.S. EPA Maximum Contaminant Level: 0.015 parts per million (ppm) or milligrams per liter (mg/l) in drinking water; 400 ppm for bare soil in a children's playground; 1200 ppm for bare area throughout rest of yard.

OSHA: The maximum allowable amount of lead in workroom air during an 8-hour workday, 40-hour workweek is 50 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$).

IDEM RISC Guidance Levels: Default closure level for residential soils (81 ppm), default closure level for residential groundwater (0.015 ppm), default closure level for industrial soils (230 ppm), and default closure level for industrial groundwater (0.042 ppm).

ISDH: Elevated blood lead level is 10 micrograms of lead per deciliter of whole blood for one venous test; or 10 micrograms of lead per deciliter of whole blood in two consecutive finger stick tests.

ISDH and IDEM Lead-Based Paint Standards: 1 milligram per square centimeter or 0.5% by weight.



Possible Means of Exposure to Lead

- By having skin contact with dust and dirt containing lead, though not much lead can get into your body through your skin.
- By working in jobs where lead is used.
- By using cosmetics, health-care products, or folk remedies that contain lead.
- By having hobbies in which lead may be used, such as metal sculpturing (lead solder) and staining glass or other hobbies in which lead may be used.
- By eating foods or drinking water that contain lead (e.g., food grown in gardens with contaminated soil or water from old pipes that have leaded solder and faucets).
- By breathing in or swallowing airborne dust and dirt containing lead. One of the most common sources of lead in air is from lead paint that was used in older buildings that are being renovated. Other sources of lead in the air include releases to the air from industries involved in iron and steel production, lead acid-battery manufacturing, and non-ferrous (brass and bronze) foundries. Lead released into the air may also come from burning of solid lead-containing waste, windblown dust, volcanoes, exhaust from workroom air, burning or weathering of lead-painted surfaces, and cigarette smoke.



Products/Wastes Containing Lead

- Batteries
- Some kinds of metal products (solder, some brass and bronze products and pipes)
- Ceramic glazes
- Some types of hair colorants and dyes that contain lead acetate
- Ammunition
- Paint used in older homes and buildings
- Old Gasoline
- Waste oil
- Volcanic eruptions as a natural source of lead released into the air



Health Effects

The main target for lead toxicity is the nervous system, both in adults and in children. At high levels of exposure, lead can severely damage the brain and kidneys in adults or children. In pregnant women, high levels of exposure to lead may cause miscarriage. High-level exposure in men can damage the organs responsible for sperm production.

Children are more vulnerable to lead poisoning than adults. They can be exposed to lead in the womb, through breast milk, or by food and water containing lead. Babies and children can swallow and breathe lead in dirt, dust, or sand while they play on the floor or ground. In addition, a child can often chew on surfaces that were painted with lead paint or ingest lead paint chips.

A child with high levels of lead may develop blood, kidney damage, colic, muscle weakness, and brain damage, which can kill the child. In smaller amounts, much less severe effects on blood and brain functions may occur. In this case, recovery is likely once the child is removed from the source of lead exposure. At even lower (but more common) levels of exposure, lead can affect a child's mental and physical growth. Fetuses exposed to lead in the womb may be born prematurely and have lower birth weights. Exposure in the womb, in infancy, or in early childhood also slows mental development and lower intelligence later in childhood.



Brownfields Program Staff

Brownfields Bulletin is published quarterly by the Indiana Department of Environmental Management to inform local government officials, business representatives, and interest groups about brownfields redevelopment initiatives and success stories from within and beyond the state. A brownfield site is an industrial or commercial property that is abandoned, inactive or underutilized due to actual or perceived environmental contamination. IDEM's overall mission is to make Indiana a cleaner, healthier place to live. IDEM's brownfields initiative helps communities remove barriers for sustainable growth.

Please contact Dan Chesterson of the IDEM Brownfields Program to inform IDEM of address changes, to be added or deleted from the mailing list or e-mail list serve, or to share your comments and ideas about this publication.

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IDEM's toll-free number: (800) 451-6027, press 0 and ask for a person by name or number, or dial direct.

Who Can Help

Technical and educational assistance

Indiana Department of Environmental Management
Brownfields Program Staff (listed top right)
100 N. Senate Ave., Suite 1101
P.O. Box 6015
Indianapolis, IN 46206-6015
www.IN.gov/idem/land/brownfields

Financial assistance

Indiana Development Finance Authority
Calvin Kelly, Deputy Director
One North Capitol, Suite 900
Indianapolis, IN 46204
(317) 233-4332
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www.IN.gov/idfa

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